



GRASSROOTS
REALTY GROUP

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**607 Montgomery Close SE
High River, Alberta**

MLS # A2254723



\$639,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Montrose | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,820 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Pantry, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to Montrose – one of High River's most sought-after communities with its park-like setting, walking trails, ponds, and timeless architecture. This gorgeous fully developed 2-storey home is move-in ready and perfectly located on a quiet street close to schools, parks, and shops. Inside you'll love the bright open-concept layout with 9 ft ceilings, a cozy fireplace, and a wall of windows filling the home with natural light. The kitchen features a walk-through pantry, large eating island, and sunny dining area, while upstairs offers 3 spacious bedrooms including a primary suite with ensuite plus another full bath. The main floor includes a handy 2-piece bath and the newer basement development adds a family room, office/den, bedroom, full bath, and stunning bamboo hardwood floors. This home also has air conditioning, luxury vinyl plank flooring, and fantastic outdoor living with a 28' x 9' deck, gas BBQ hookup, and your very own hot tub. The garage is 18' x 19' and the curb appeal speaks for itself. Montrose offers a wonderful lifestyle with Shepard Family Park, the canal pathways, ponds, an off-leash dog park, and endless paved trails all right outside your door. This home has been well cared for and is ready for its next family to enjoy.